STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Mr Mike Cheadle
3 Oak Road
Eccleshall
Staffordshire
ST21 6AY

Mr Duffield
2 East View
Leek
Stffordshire
ST10 3EU

Application no: SMD/2020/0436

Determined on: 6th November 2020

Town and Country Planning Act 1990 Section 192
(As amended by Section10 of Planning and Compensation Act 1991)
Town and Country Planning (Development Management Procedure) (England) Order 2015

APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Staffordshire Moorlands District Council hereby approves to certify that on 07/08/2020; the operation specified in the First Schedule ("the Operation") if it had taken place at the dwellinghouse specified in the Second Schedule ("the Dwellinghouse"), would have been lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 ("the Act"), for the following reason(s):

The enlargement of the dwellinghouse would consist of an addition to its roof that would not exceed the height of the highest part of the exisiting roof; it would not extend beyond the plane of the roof slope which forms the principal elevation of the dwellinghouse; the cubic content of the resultig roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres; it would not include the provision of a verandah, balcony or raised platform, or the installation or alteration of a chimney; the dwellinghouse is not in a conservaiton area; and the materials used in the exterior work would be of a similar appearance to those used in the constrcution of the exteriof of rhe exisitng dwellinghouse. As such, it would be permitted by Class B , Part 1, Sched. 2 of the General Permitted Development Order 2015.

FIRST SCHEDULE

The enlargement of the dwellinghouse consisting of an addition to its roof as shown and detailed on the drawings identified as PROPOSED FIRST FLOOR, SIDE ELEVATON, & REAR ROOF ELEVATION 1:50 & 1:100; and LOFT PLAN/SECTION SCALE 1:50 that were submitted with the application.

SECOND SCHEDULE

The dwellinghouse at East View, 2 Main Road, Cauldon Low, Staffordshire, ST10 3EU that is shown edged red on the attached location plan.

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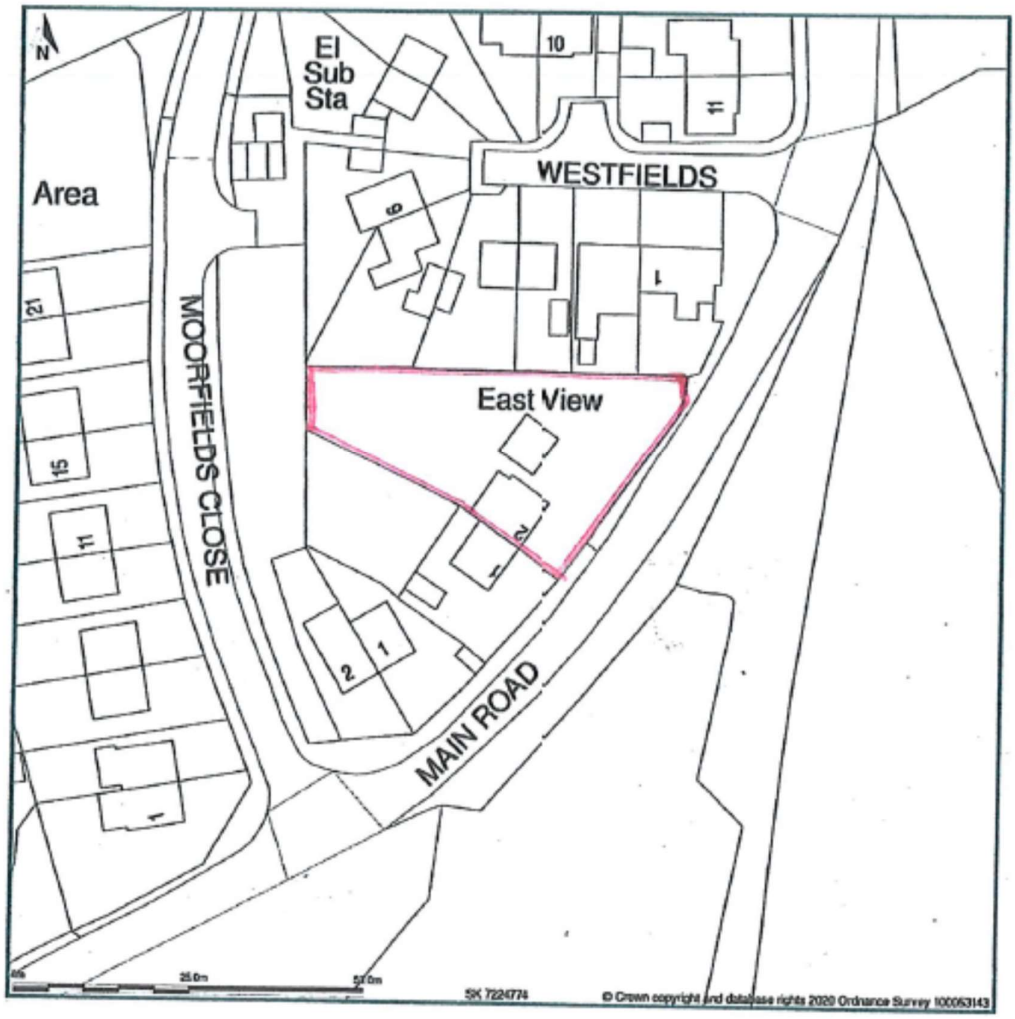
X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council

2. East View, Main Road, Cauldon Low, Staffordshire, ST10 3EU



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NOTES

1. An applicant may appeal against by giving notice to the Secretary of State:-

   (a) the refusal to issue a certificate under Section 192 of the Act; or

   (b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

   Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

1. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

   - a copy of your original application
   - a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
   - a map of the site
   - copies of all plans, drawings and documents you sent to the local planning authority
   - copies of any letters or emails from the local planning authority
   - any other documents that directly support your appeal

   If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

   - dated photographs of the site
   - letters from neighbours
   - receipts or invoices for work
   - plans and drawings